

**WARRANT  
SPECIAL TOWN MEETING NO. 1  
NOVEMBER 18, 2014**

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

To Any Constable of the Town of Natick in said County:  
Greeting:

In the name of the Commonwealth of Massachusetts you are required to notify the qualified Town Meeting Members of the said Town of Natick to meet in the Natick High School, Natick on **Tuesday Evening November 18, 2014 at 7:30 PM**, then and there to act on the following Articles:

- Article 1      To Hear a Report from the Parking Advisory Committee
- Article 2      Home Rule Petition – Authorize Long-Term Lease of Middlesex  
                         Avenue Parking Garage Site
- Article 3      Home Rule Petition – Authorize Long-Term Lease of South Avenue  
                         Parking Lot

**ARTICLE 1  
To Hear a Report from the Parking Advisory Committee  
(Board of Selectmen)**

To see if the Town will vote to receive a report from the Parking Advisory Committee; or otherwise act thereon.

**ARTICLE 2  
Home Rule Petition – Authorize Long-Term Lease of Middlesex Avenue  
Parking Garage Site  
(Board of Selectmen)**

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court to enact the following legislation, provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of said petition:

**“AN ACT authorizing the town of Natick to lease certain town-owned property.**

*Be it enacted by the Senate and House of Representatives and General Court assembled, and by the authority of the same as follows:*

SECTION 1. Notwithstanding section 3 of chapter 40 of the General Laws or any other general or special law to the contrary, the board of selectmen of the town of Natick may issue a request for proposals to lease for a term not to exceed 99 years, including any extension or renewal terms, the town owned property described as a municipal parking lot and which is now or formerly the site of the Middlesex Avenue parking garage, including all or part of the following parcels: 20 Middlesex Avenue (Natick Assessors' Map 43, Parcels 387 and 388A), and 33 Summer Street (Natick Assessors' Map 43, Parcels 388B and 388C), for the construction, operation and management of a facility which would provide residential, commercial or institutional use, or a combination of those uses consistent with the town's goals for Natick center, and which shall provide public parking, or for providing public parking as a principal use on some or all of said property. The board of selectmen may then enter into a lease for the property for a term not to exceed 99 years, including any extension or renewal terms. Any lease entered into pursuant to this act shall be subject to paragraphs (a), (b) and (g) of section 16 of chapter 30B of the General Laws.

SECTION 2. Chapter 167 of the Acts of 2012 is hereby repealed.

SECTION 3. This act shall take effect upon its passage";

or otherwise act thereon.

### **ARTICLE 3**

#### **Home Rule Petition – Authorize Long-Term Lease of South Avenue Parking Lot (Board of Selectmen)**

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court to enact the following legislation, provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of said petition:

#### **"AN ACT authorizing the town of Natick to lease certain town-owned property.**

*Be it enacted by the Senate and House of Representatives and General Court assembled, and by the authority of the same as follows:*

SECTION 1. Notwithstanding section 3 of chapter 40 of the General Laws or any other general or special law to the contrary, the board of selectmen of the town of Natick may issue a request for proposals to

lease for a term not to exceed 99 years, including any extension or renewal terms, the town owned property described as a municipal parking lot and which is now or formerly the site of the South Avenue parking lot, including all or part of the following parcels: 5

Clarendon Street (Natick Assessors' Map 44, Parcel 359), 7 Clarendon Street

(Natick Assessors' Map 44, Parcel 360), 32 East Central Street (Natick Assessors'

Map 44, Parcel 356A), 18 Hayes Street (Natick Assessors' Map 44, Parcel 355),

27 South Avenue (Natick Assessors' Map 44, Parcel 326), 37 ½ South Avenue

(Natick Assessors' Map 44, Parcel 327), 39 South Avenue (Natick Assessors' Map 44, Parcels 328 and 329), and 53 South Avenue (Natick Assessors' Map 44, Parcel 330), for the construction, operation and management of a facility which would provide residential, commercial or institutional use, or a combination of those uses consistent with the town's goals for Natick center, and which shall provide public parking, or for providing public parking as a principal use on some or all of said property. The board of selectmen may then enter into a lease for the property for a term not to exceed 99 years, including any extension or renewal terms.

Any lease entered into pursuant to this act shall be subject to paragraphs ( a), (b) and (g) of section 16 of chapter 30B of the General Laws.

SECTION 2. Chapter 166 of the Acts of 2012 is hereby repealed.

SECTION 3. This act shall take effect upon its passage”;

or otherwise act thereon.


The above articles are to be acted upon and determined exclusively by Town Meeting Members in accordance with Chapter 2 of the Acts of 1938 and Amendments thereto and the Town Charter and subject to the referendum provided thereby.

You are directed to serve this warrant by causing an attested copy of said Warrant to be posted in the Post Office in said Natick, to wit: Precinct 1; Reliable Cleaners, 214 West Central Street; Precinct 2, Cole Recreation Center, 179 Boden Lane; Precinct 3, Kennedy Middle School, Mill St.; Precinct 4, TCAN, Summer Street; Precinct 5, Wilson Middle School, Rutledge Road; Precinct 6, East Natick Fire Station, 2 Rhode Island Avenue; Precinct 7, Lilja Elementary School, Bacon Street; Precinct 8, Natick High School, 15 West Street; Precinct 9: Community Senior Center, 117 East Central Street and Precinct 10, Memorial Elementary School, 107 Eliot St.

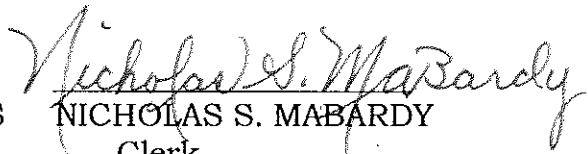
Above locations being at least one public place in each Precinct, in the Town of Natick, and also posted in the Natick U.S. Post Office, Town Hall, Bacon Free Library and Morse Institute Library seven days at least before November 18, 2014; also by causing the titles of the articles on the warrant for Special Town Meeting No. 1 to be published once in the Newspaper called "The Metrowest Daily News", with notice of availability of an attested copy of said Warrant, said Newspaper published in the Town of Natick and said publication to be Friday, October 31, 2014.

Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at or before the time appointed for holding said meeting.

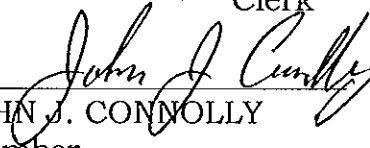
Given under our hands this 27th day of October, 2014.

  
JOSHUA OSTROFF  
Chair

\_\_\_\_\_  
CHARLES M. HUGHES  
Vice Chair

  
NICHOLAS S. MABARDY  
Clerk

\_\_\_\_\_  
RICHARD P. JENNETT, JR.  
Member

  
JOHN J. CONNOLLY  
Member

***Board of Selectmen for the Town of Natick***

Certified copies of the Warrant are available at the Office of the Town Clerk, Natick Town Hall, 13 East Central St., Natick, MA between the hours of 8:00 AM – 5:00 PM, Monday through Wednesday; 8:00 a.m.-8:00 p.m. on Thursday and 8:00 AM-12:30 p.m. Friday and at the Town web site [www.natickma.gov](http://www.natickma.gov).

**OFFICER'S RETURN  
COMMONWEALTH OF MASSACHUSETTS**

Natick, Middlesex

Pursuant to the warrant for Special Town Meeting No. 1, I have this day notified the qualified Town Meeting Members to assemble at the time, place and for the purpose within mentioned by posting the warrant as within directed and in accordance with the Town of Natick Home Rule Charter and the Town of Natick By-Laws.

DATE(S) DULY POSTED \_\_\_\_\_

\_\_\_\_\_  
Signature of Constable

\_\_\_\_\_  
Date

**OFFICER'S RETURN  
COMMONWEALTH OF MASSACHUSETTS**

Natick, Middlesex

Pursuant to the Town of Natick Home Rule Charter and the Town of Natick By-Laws, I have caused the titles of the articles on the warrant for Special Town Meeting No. 1 and a notice of availability of an attested copy of said warrant to be published in the newspaper called *The MetroWest Daily News*, in the issue published in the said Town of Natick on October 31, 2014.

\_\_\_\_\_  
Signature of Town Administrator

\_\_\_\_\_  
Date